127.0	0001	0009.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	781,800	/	781,800
USE VALUE:	781,800	/	781,800
ASSESSED:	781,800	/	781,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WATERTOWN SAVINGS BANK
Owner 2:	
Owner 3:	
Street 1:	60 MAIN ST
Street 2:	
Twn/City:	WATERTOWN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02472 Type:

PREVIOUS OWNER

Owner 1:	BLACK DOLPHIN LLC -
Owner 2:	-
Street 1:	60 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This Parcel contains 6,782 Sq. Ft. of land mainly classified as Parking Lot

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	6782.000		11,300	770,500	781,800
Total Card	0.156		11,300	770,500	781,800
Total Parcel	0.156		11,300	770,500	781,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	81529
GIS Ref	
GIS Ref	
Insp Date	03/19/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	337	FV		11300	6,782.	757,200	768,500	768,500	Year End Roll	12/18/2019
2019	337	FV		11800	6,782.	712,600	724,400	724,400	Year End Roll	1/3/2019
2018	337	FV		11800	6,782.	623,500	635,300	635,300	Year End Roll	12/20/2017
2017	337	FV		11800	6,782.	489,900	501,700	501,700	Year End Roll	1/3/2017
2016	337	FV		11800	6,782.	489,900	501,700	501,700	Year End	1/4/2016
2015	337	FV		12100	6,782.	445,400	457,500	457,500	Year End Roll	12/11/2014
2014	337	FV		12100	6,782.	445,400	457,500	457,500	Year End Roll	12/16/2013
2013	337	FV		12100	6,782.	445,400	457,500	457,500		12/13/2012

!9805!

PRINT

Date	Time
12/11/20	00:13:08

LAST REV

Date	Time
02/12/14	11:30:02
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9805

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACK DOLPHIN L	46130-67		9/21/2005	Portion-Asst	1,800,000	No	No		
BOSTON FEDERAL	42014-365		2/10/2004	Portion-Asst	1,200,000	No	No		
	12986-632		6/2/1976		36,069	No	No		N

USER DEFINED

Prior Id # 1:	81529
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Meas/Inspect	197	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		6782		Sq. Ft.	Site		0	43.25	2.63	CG									770,517						770,500	

Total AC/HA:	0.15569	Total SF/SM:	6782	Parcel LUC:	337	Parking Lot	Prime NB Desc:	COMM GD	Total:	770,517	Spl Credit		Total:	770,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wall	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

PARKING FOR BOSTON FEDERAL
FACTOR W/LOT 7.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:	
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	6000	A	AV	1995	2.33	T	19.2	337			11,300			11,300

More:	N	Total Yard Items:	11,300	Total Special Featues:		Total:	11,300